

20220317000109510  
03/17/2022 08:18:57 AM  
QCDEED 1/5

Return to: Covius Settlement Services, LLC  
1044 Main Street, Suite 600, Kansas City, MO 64105

Reference Number: 510-604461

Mail Tax Statements to: James R. Graebner and Tiziana M. Graebner  
352 Chessel Loop Circle, Chelsea, AL 35043

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STATE OF ALABAMA  
COUNTY OF SHELBY

**QUITCLAIM DEED**

JAMES R. GRAEBNER and TIZIANA GRAEBNER also known as TIZIANA M. GRAEBNER and FRANCESCA C. MAGNOLIA, whose mailing address is 352 Chessel Loop Circle, Chelsea, AL 35043, hereinafter referred to as "Grantor" and

JAMES R. GRAEBNER and TIZIANA M. GRAEBNER, whose mailing address is 352 Chessel Loop Circle, Chelsea, AL 35043, hereinafter referred to as "Grantee",

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, Grantor does hereby remise, release and quitclaim unto Grantee all of their right, title and interest in and to the following described tract or parcel of land, located in the County of Shelby, State of Alabama:

Lot 113, according to the Amended Map of Cottages at Chessel Phase II, recorded in Map Book 38, page 49, in the Office of the Judge of Probate Shelby County, Alabama.

Being the same property conveyed to James R. Graebner, Tiziana Graebner and Francesca C. Magnolia herein by deed recorded on July 31, 2015, as Instrument No. 20150731000262450, in the Office of the Judge of Probate of Shelby County, State of Alabama.

This deed conveys any and all interest of Grantor in said property and is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE

PROPERTY OF THE TITLE THERETO AND IS FURTHER SUBJECT TO THE FOLLOWING:

1. All easements, covenants, conditions and matters of public record and rights or claims of parties in possession whether or not shown by the public records.
2. Easements or claims of easements, whether or not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters whether or not the same would be disclosed by accurate survey and inspection of the premises.
4. Any lien or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law whether or not shown by the public records.
5. Taxes, assessments or dues.

TO HAVE AND TO HOLD FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM, in fee simple, and to their heirs, executors, administrators and assigns forever, together with every contingent remainder and right of reversion.

TO HAVE AND TO HOLD to the said Grantee forever.

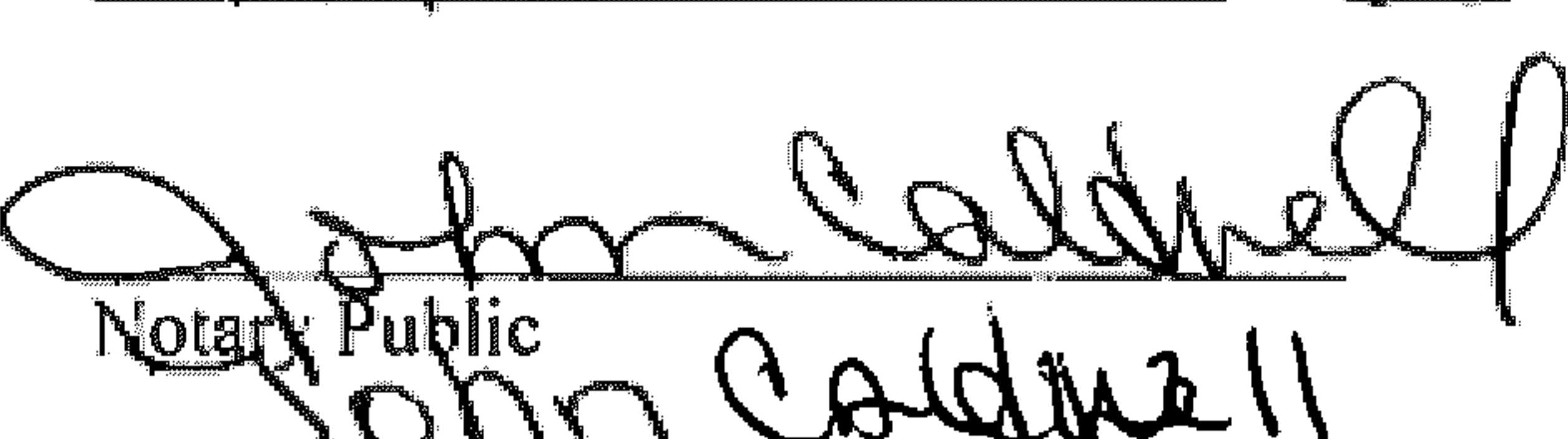
IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 11 day of March, 2022.

  
JAMES R. GRAEBNER

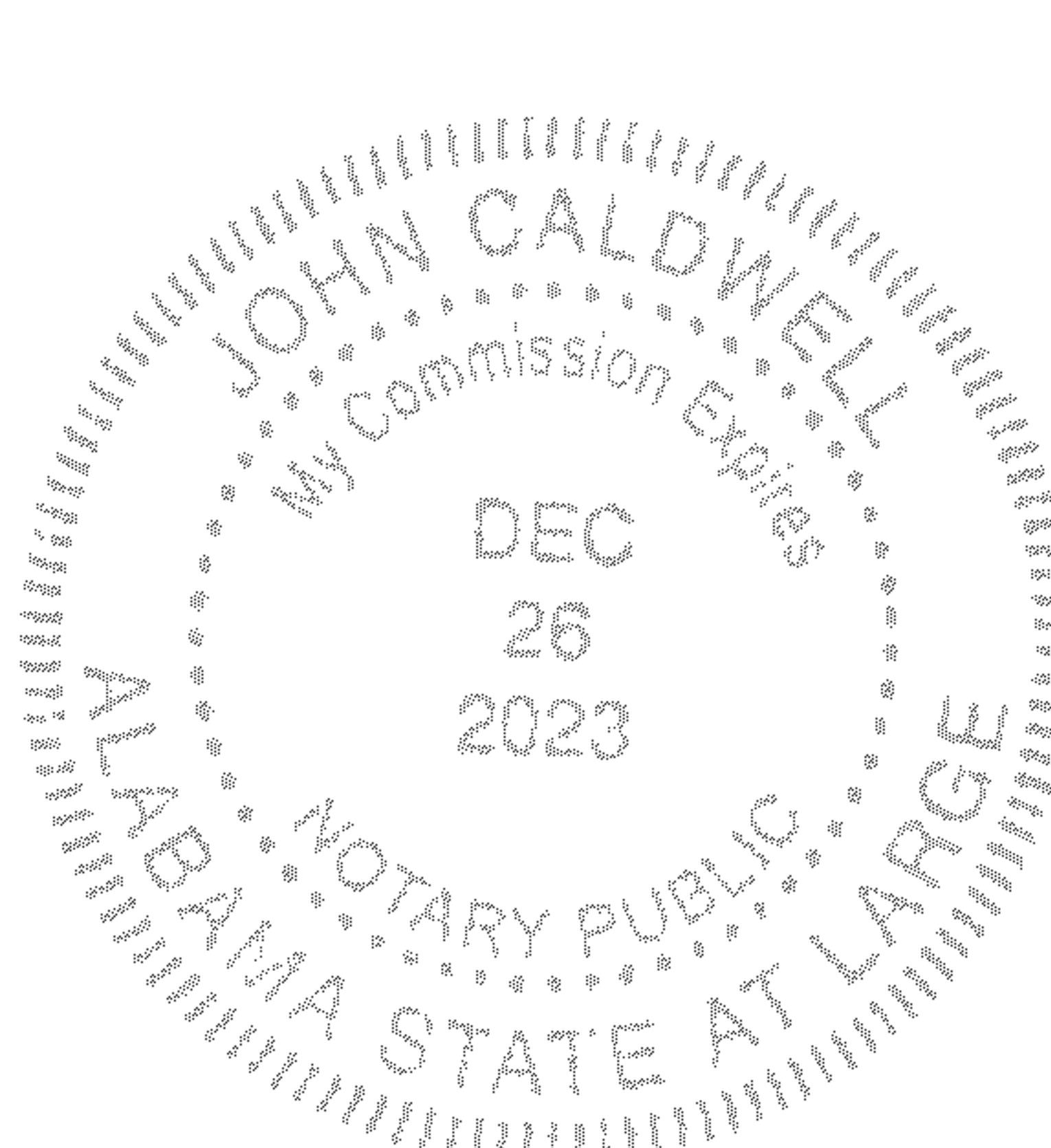
STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that JAMES R. GRAEBNER, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

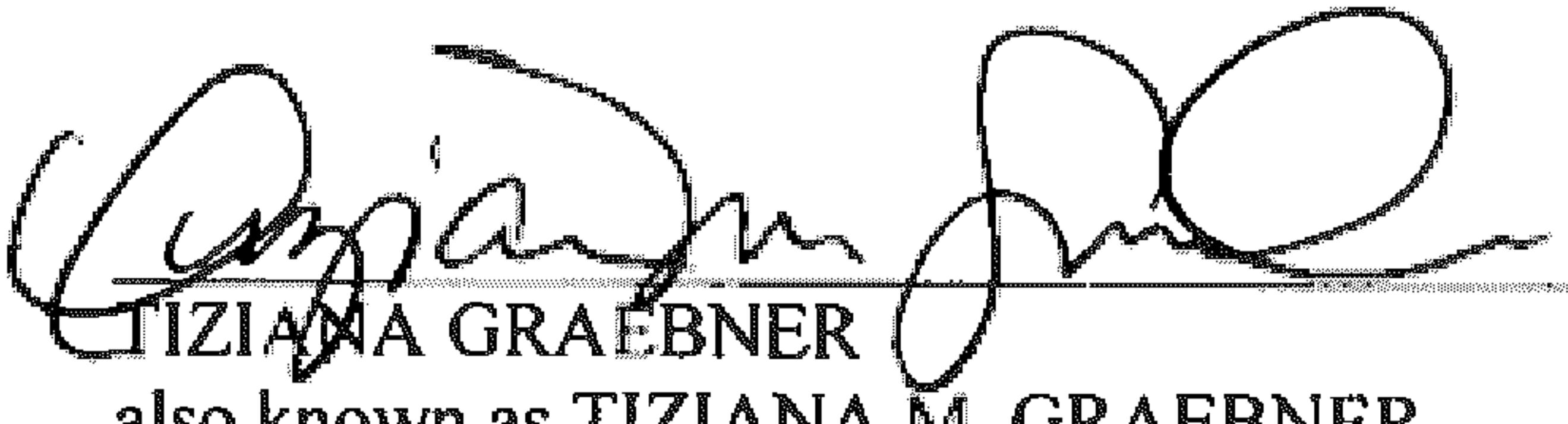
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 11 day of March, 2022.

  
Print Name

My Commission expires: John Caldwell  
My Commission Expires  
12/26/2023



IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 11 day of March, 2022.

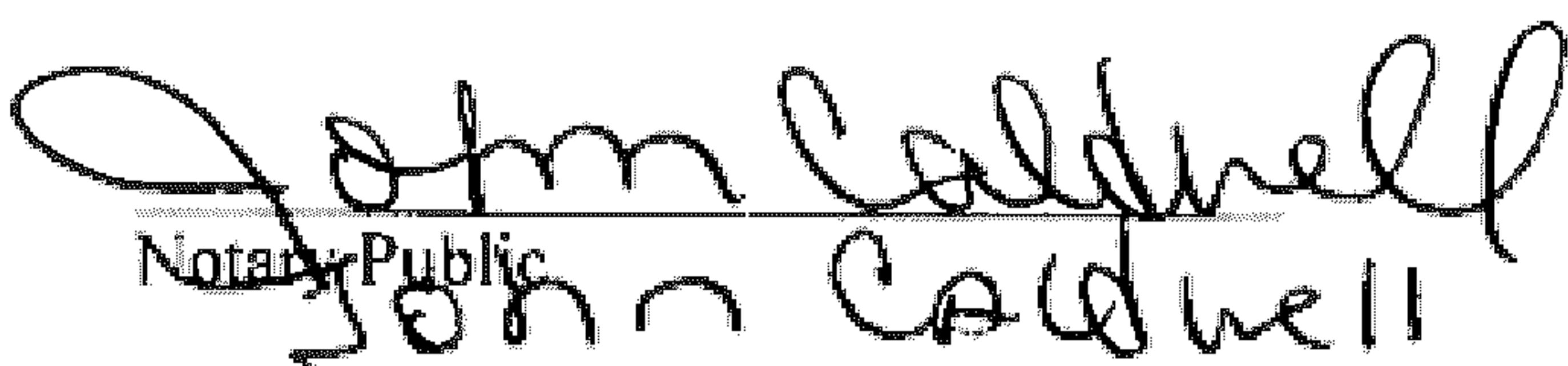


TIZIANA GRAEBNER  
also known as TIZIANA M. GRAEBNER

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that TIZIANA GRAEBNER also known as TIZIANA M. GRAEBNER, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 11 day of  
March, 2022

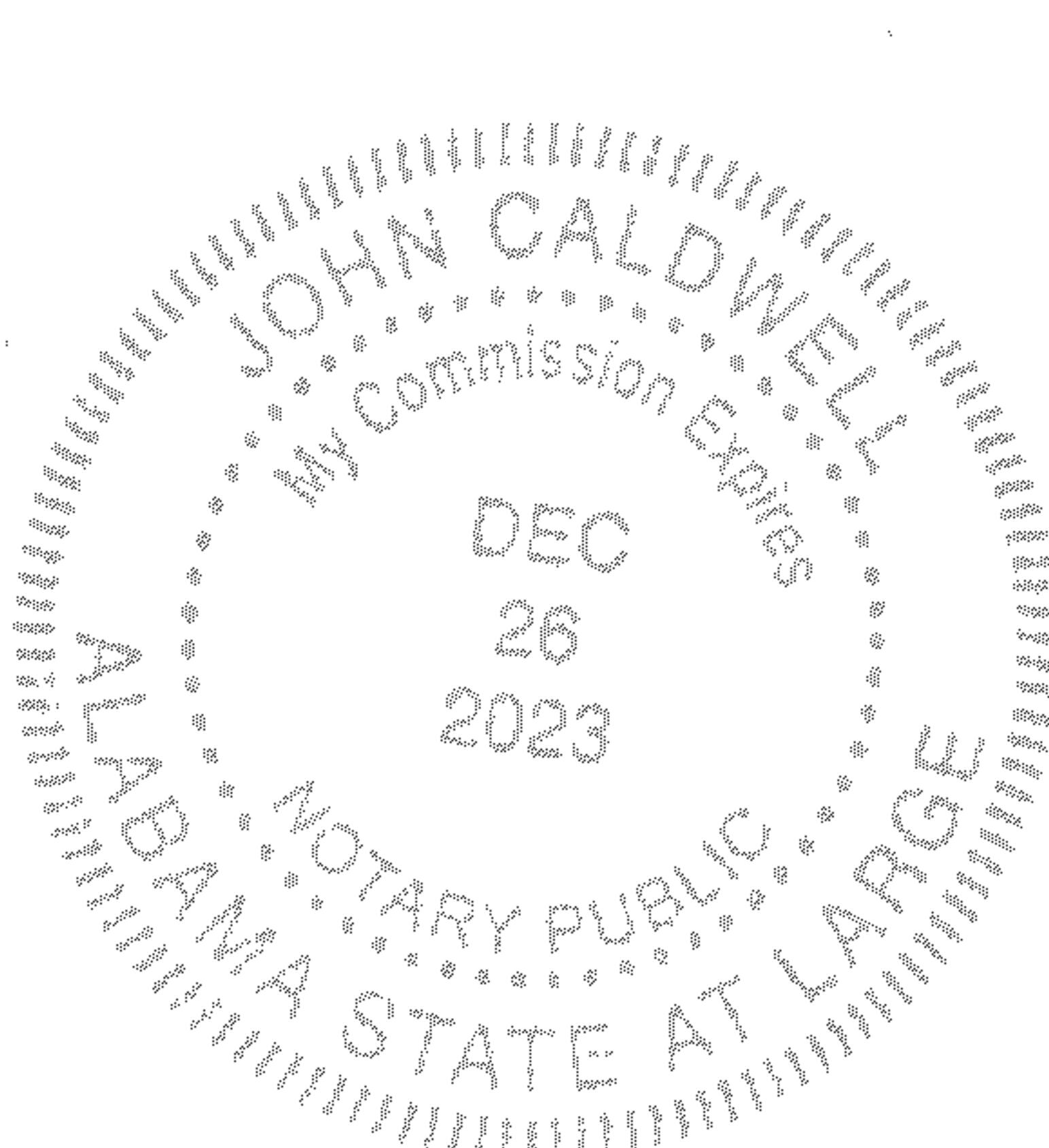


John Caldwell  
Notary Public  
John Caldwell

Print Name

My Commission expires:

John Caldwell  
My Commission Expires  
12/26/2023



IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 11 day of March, 2022.

Francesca C. Magnolia  
FRANCESCA C. MAGNOLIA

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that FRANCESCA C. MAGNOLIA, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

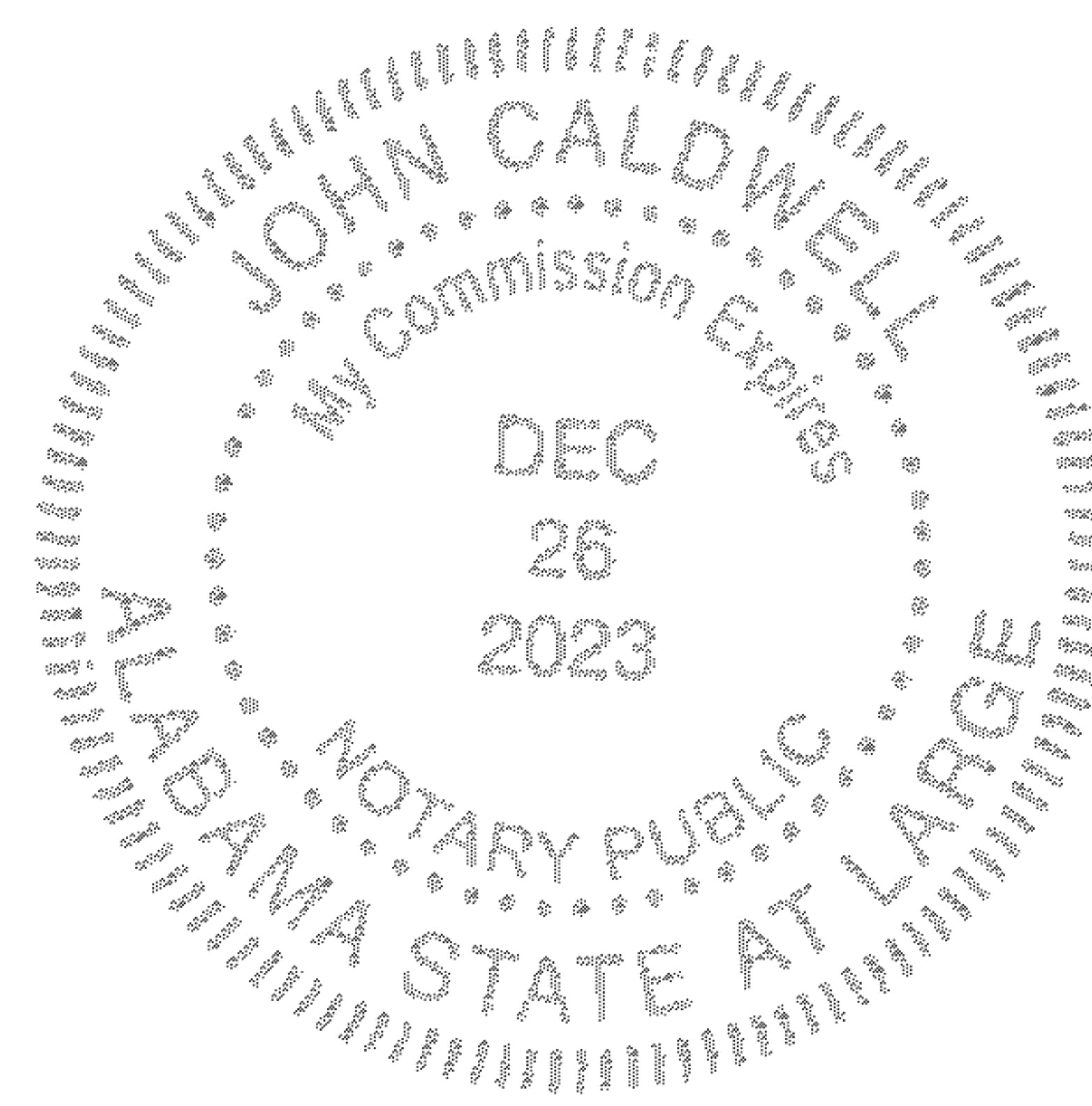
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 11 day of March, 2022.

John Caldwell  
Notary Public  
John Caldwell  
Print Name  
My Commission expires John Caldwell  
My Commission Expires  
12/26/2023

This instrument prepared by:  
Curtis Hussey, Esq. - Alabama Bar No.: HUS004  
82 Plantation Pointe Road, #288 Fairhope, Alabama 36532

Grantor's address:  
James R. Graebner and Tiziana Graebner and Francesca C. Magnolia  
352 Chessell Loop Circle, Chelsea, AL 35043

Grantee's address:  
James R. Graebner and Tiziana M. Graebner, 352 Chessell Loop Circle, Chelsea, AL 35043



## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name James R. Graebner, Tiziana Graebner  
 Mailing Address Francesca C. Magnolia  
 352 Chesson Loop Circle  
 Chelsea, AL 35043

Grantee's Name James R. Graebner, Tiziana Graebner  
 Mailing Address 352 Chesson Loop Circle  
 Chelsea, AL 35043

Property Address 352 Chesson Loop Circle  
 Chelsea, AL 35043



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/17/2022 08:18:57 AM  
 \$125.50 JOANN  
 20220317000109510

The purchase price or actual value claim *Allen S. Bayl* this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale  Appraisal  
 Sales Contract  Other county website  
 Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

**Instructions**

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3-11-22

Print James R. Graebner

Sign James R. Graebner

(Grantor/Grantee/Owner/Agent) circle one

Unattested (verified by)

**Print Form**

Form RT-1